

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

14-93

Orleans

EAS.1315

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 520 Samoset Road

Historic Name: Harold and Nathana Cole House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1943-1952]

Source: Deed research, USGS aerial survey

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood clapboards, wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Shed (Photo 4)

Major Alterations (*with dates*):

One-story addition on south elevation (2007)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acres

Setting: This property is located in the Ponds section of central Eastham. The triangular parcel is located at the corner of Samoset and Great Pond Roads across the street from Jemima Pond. The surrounding area includes early-20th to early-21st century houses, most centered on their parcels. This cottage is also centered on a rise above the street. The parcel remains forested along the streets partially obscuring the house from view.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

520 SAMOSET ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house, built in ca. 1943-1952, appears to have begun as a Colonial Revival-style house with a lean-to roof form; i.e. the gable roof that slopes down farther on the south side. The south roof slope has a large shed dormer. An enclosed, one-story porch addition with gable roof extends from the south elevation, and there is a one-story, gable-roofed ell on the west side. The north, two-story elevation is clad in wood clapboards and the remaining elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and two narrow brick chimneys rise from the main roof. Windows appear to consist primarily of modern, thermal 1/1 double-hung sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

(This property has a shared history with the cottage at 570 Samoset Road, EAS.786. The following is the Historical Narrative from that Form B with edits and additions as needed.)

The house now numbered 520 Samoset Road was built as part of a summer compound developed by Freeman Cobb Hatch (1857-1945) and his wife Hattie Peebles Hatch (1862-1947). The five-acre parcel was divided from the holdings of the descendants of Benjamin Clark (d. 1824) and his wife Hannah Brown (d. 1842) long known as the Clark Estate. Harriet Brown Clark's father George Brown Jr. had acquired the tract in 1754 from John Mulford, and according to one affidavit the property "was always considered owned by her husband, Deacon Benjamin Clark." It ranged north along Cape Cod Bay from Bee's River and west along the north side of what became Samoset (earlier Old Mulford) Road.¹

In July 1896, Jemima Clark (1822-1905), an unmarried granddaughter of Benjamin Clark, sold the five apparently undeveloped acres for \$75 to Chicago railroad supply manufacturer Charles Frederick Quincy, whose connection with Eastham is not yet known. Quincy ultimately decided to vacation at Squam Lake in New Hampshire and sold the parcel two years later to Hattie Peebles Hatch.² This returned this property to the extended Clark family. A native of Palmer, Hattie had married Eastham native Freeman

¹ See Affidavit, Freeman Clark Hatch II, Eastham, 1973, Barnstable County Registry of Deeds, Book 1999/ Page 27; Affidavit, Hattie P Hatch, 1 September 1928, Book 458/ Page 328; "Plan of Land in Eastham, Mass., Showing a Subdivision of Old Clark Estate and Site of First Encounter," August 1921, Plan Book 9/ Page 125; and John Mulford to George Brown Jr., 4 May 1754, recorded 17 November 1898, Book 236, Page 39.

² Jemima Clark to Charles F. Quincy, 18 July 1896, Book 224/ Page 283; Charles F. Quincy, Chicago IL, to Hattie P. Hatch, Springfield, 6 May 1898, Book 235 Page 558.

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EASTHAM

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C. Hatch in 1882. He was the son of currier James Sullivan Hatch (1817-1891) and his second wife Jerusha Cobb Clark (1826-1869), a granddaughter of Benjamin Clark. Hatch's first wife, Susan F. Clark (1820-1848), was Jerusha's older sister, and both were daughters of Edward C. and Jerusha Clark.³

Census records indicate that Freeman Hatch grew up in this section of Eastham. In 1865, he and his family shared a house with his grandparents Edward and Jerusha Clark and their youngest son John A. Clark and his wife Tamson Gill. By 1880, however, the Hatches had moved to Palmer, where James Hatch continued as a currier, and sons Freeman and James worked in a fish market. After he married Hattie Peebles, Freeman Hatch moved his family to Springfield, where he worked as a fruit and produce dealer. In 1902, Eastham assessors taxed him, as administrator of his father James's estate, on a house valued at \$450, a wood house, and 34.50 acres. The 1905 Eastham map attaches his name to two adjacent houses, evidently built for James. The 1929 Cape directory lists both Freeman Hatch and his brother James P. Hatch as summer residents on Samoset Road.

The 1930 census lists Freeman C. Hatch as an Eastham resident with \$1500 in real property and living with his wife Hattie, but by 1940 the couple had returned to Springfield to live with their married daughter Edna H. Ullman and her husband Harry, a New York native who managed a manufacturing company. In 1923, Hattie Hatch deeded their cottage at 570 Samoset Road to daughter Edna and reserved to herself and her husband rights to the ice house on the property and to the right of way leading to and from Samoset Road.⁴ In 1932, Edna transferred the title back to her mother,⁵ and in 1941 Hattie Hatch sold the five-acre parcel and its buildings to the Cape Cod Trust Company.⁶ Freeman C. Hatch died in Eastham in 1945 and his wife Hattie died in 1947.

Cape Cod Trust sold the Samoset Road 5-acre parcel to Frances C. Johnson in August 1942.⁷ Born in Boston in 1891, Frances Eldridge Johnson was the daughter of David M. Eldridge, born in England but raised in Brewster, and his wife Fannie C. Foster, a native of East Brewster. Frances Johnson owned the Eastham property for a little more than a year and in 1943 sold a portion of this property (what would become 520, 550 and 570 Samoset Road) to Harold R. and Nathana Cole of Wethersfield, CT, in October 1943.⁸ Nathana May Hatch Cole was the daughter of Freeman C. Hatch's brother James Porter Hatch (1855-1938) and his wife Clara Gill of Eastham. Her husband, Harold Rosenell Cole, emigrated from New Brunswick, Canada, about 1897 and was a pressman for Travelers Insurance Company in Hartford, CT.

It may have been the Coles who built this cottage. The United States Geological Survey (USGS) began conducting periodic aerial surveys of Cape Cod starting in 1938. In that first survey, there are cottages shown along Great Pond but nothing in this location (Photo 5). By the time the next aerial survey was conducted in 1952, this house was in place (Photo 6). The Coles owned the land and buildings until 1965, when it was sold to Charles D. and Jane Tompkins Poole of Minot, ND. James H. Bowman bought the property from Jane Poole in 1978 and in 1979 subdivided it into three parts (520, 550 and 570 Samoset Road), with this house on Lot 2 (Figure 2). In 1988, Bowman sold the 570 Samoset Road parcel to Edward and Joan Rising of Amherst, MA.⁹ The house remains in the extended family.

³ Benjamin and Hannah Brown had two sons that survived them, George (1783-1842) and Edward C. (1788-1869). George married Betsy Collins (1789-1864) in 1813 and had three children—Myrick (1815-89), Jemima (1822-1905), and George (1828-48). Jemima Clark lived with her parents and, after their deaths, with her unmarried brother Myrick. In 1900 she was living alone in her own household, and her will of the same year left her personal property to two of her cousins and their children and directed that her real estate be sold to pay her debts. Edward C. Clark married Jerusha Cobb (1793-1873) in 1816 and had five children. James S. Hatch married first Edward and Jerusha's eldest daughter Susan F. Clark (1820-48) and, after her death, their second daughter Jerusha Cobb Clark (1826-69). John A. Clark (1834-1910) was the youngest child and married Tamson Gill (1842-1900) in 1859.

⁴ Barnstable County Registry of Deeds, Book 400/ Page 129.

⁵ Book 490/ Page 593.

⁶ Book 577/ Page 496.

⁷ Book 594/ Page 431.

⁸ Book 606/ Page 599.

⁹ Book 5681/ Page 340.

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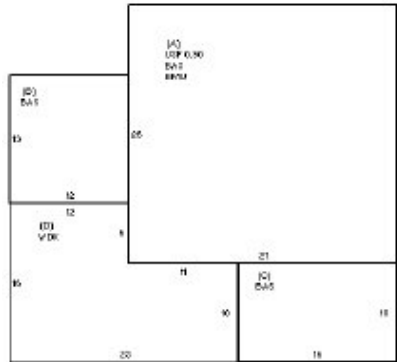


Figure 1. Assessor Sketch.



Photo 2. View looking north (2023 Zillow.com).



Photo 3. View looking south (2023 Zillow.com).



Photo 4. Aerial view (2023 Zillow.com).

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Photo 5. Detail of 1938 USGS aerial survey, arrow to future site of 520 Samoset Road added.



Photo 6. Detail of 1938 USGS aerial survey, arrow to 520 Samoset Road added.

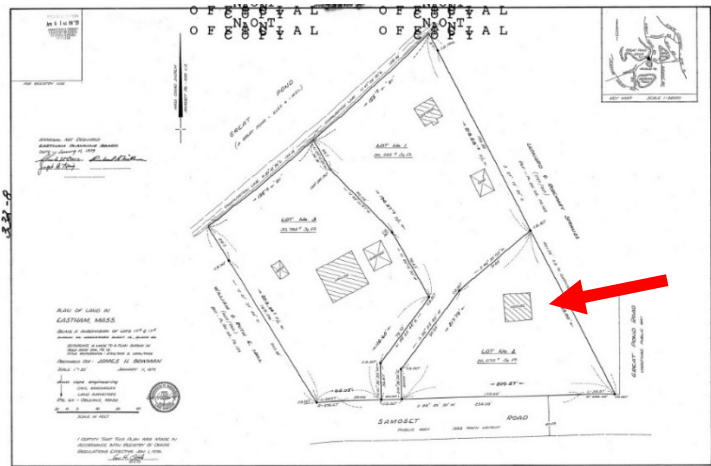


Figure 2. 1979 subdivision, Plan Book 332/ Page 8 (arrow to 520 Samoset Road added).